

VVR 3/16/15
NRHP 5/26/15

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Massanetta Springs Historic District
other names/site number VDHR file no. 082-0509

2. Location

street & number 712 Massanetta Springs Road N/A not for publication
city or town Harrisonburg N/A vicinity
state Virginia code VA county Rockingham code 165 zip code 22801

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally X statewide locally. (See continuation sheet for additional comments.)

[Signature] 4/11/2005
Signature of certifying official/Title Date

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

____ entered in the National Register.
____ See continuation sheet.
____ determined eligible for the National Register.
____ See continuation sheet.
____ determined not eligible for the National Register.
____ removed from the National Register.
____ other (explain): _____

5. Classification**Ownership of Property Category of Property**

(Check as many boxes as apply) (Check only one box)

<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district
<input type="checkbox"/> public-State	<input type="checkbox"/> site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure
	<input type="checkbox"/> object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
32	7	buildings
0	0	sites
3	3	structures
0	0	objects
35	10	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A**Number of contributing resources previously listed in the National Register**0**6. Function or Use****Historic Functions**

(Enter categories from instructions)

Category	Subcategory
DOMESTIC	hotel
DOMESTIC	camp
RELIGION	religious facility
RECREATION	sports facility
HEALTH CARE	resort

Current Functions

(Enter categories from instructions)

Category	Subcategory
DOMESTIC	hotel
DOMESTIC	camp
RELIGION	religious facility
RECREATION	sports facility

7. Description**Architectural Classification**

(Enter categories from instructions)

Second Empire
Queen Anne
Late Gothic Revival
Other: Rustic
Modern Movement

Materials

(Enter categories from instructions)

foundation	Concrete
walls	Brick
	Stucco
roof	Metal
other	Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

RELIGION

ARCHITECTURE

Significant Person

(Complete if Criterion B is marked above)

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☒ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past fifty years.

Period of Significance

1816-1955

Significant Dates

1816, 1910, 1922, 1955

Cultural Affiliation

N/A

Architect/Builder

Wallace, W. Glen

Betts, Fred K.

Nielsen, Joseph

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Massanetta Springs Historic District
Name of Property

Rockingham Co., Va.
County and State

10. Geographical Data

Acreage of Property approximately 70 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	17	688540	4252800	3	17	689140 4252110
2	17	689260	4252300	4	17	688460 4252060

X See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	<u>J. Daniel Pezzoni</u>	date	<u>November 19, 2004</u>
organization	<u>Landmark Preservation Associates</u>	telephone	<u>(540) 464-5315</u>
street & number	<u>6 Houston St.</u>	zip code	<u>24450</u>
city or town	<u>Lexington</u> state <u>VA</u>		

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name	<u>Massanetta Springs, Inc.</u>		
	<u>(Contact: Fred A. Holbrook, Executive Director, Massanetta Springs Camp & Conference Center)</u>		
street & number	<u>712 Massanetta Springs Road</u>	telephone	<u>(540) 434-3829</u>
city or town	<u>Harrisonburg</u> state <u>VA</u> zip code <u>22801</u>		

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Massanetta Springs Historic District
Rockingham County, Virginia

Section number 7 Page 1

NARRATIVE DESCRIPTION

Summary

Massanetta Springs is located in central Rockingham County, Virginia, several miles southeast of the City of Harrisonburg and several miles west of the south end of Massanutten Mountain. The approximately seventy-acre nominated area occupies both sides of Massanetta Springs Road (SR 687) on Congers Creek, a tributary of the South Fork of the Shenandoah River and the Potomac River. The core resource, a large 1910 building known as the *Hotel*; a *contemporary springhouse*; and several other resources stand near the creek at approximately 1,400 feet in elevation. On a wooded hillside known as the *Grove*, to the east of the Hotel and on the east side of the road, stand several buildings including a large, 1922 and later, tabernacle known as the *Hudson Memorial Auditorium*. The *Grove* is encircled by *Hudson Circle*, laid out in the 1920s to service surrounding cottage lots (the *Cottage Community*, as it is known, is not included in the nominated area). On a wooded ridge near the west end of the nominated area is *Camp Massanetta*, a complex of over two dozen small buildings erected in 1955-56.

Inventory

1. Hotel. 1910 and later. Contributing building.
2. Hudson Memorial Auditorium. 1922 and later. Contributing building.
3. Fannie Lupton Building. 1929. Contributing building.
4. Lucy Steele Memorial Prayer Room (the Chapel). 1955. Contributing building.
5. Springhouse. Early 1910s; 1994. Contributing structure.
6. Spring basin. Early 1920s. Contributing structure.
7. Virginia Cottage. Ca. 1940. Contributing building.
8. Swimming pool. 1936; 1990s. Contributing structure.
9. Gate House. Early 1910s; mid-20th c. Contributing building.
10. Bell Auditorium. 1955-56; 2000-01. Contributing building.
11. Director's Cabin & Infirmary. 1955-56; late 1950s. Contributing building.
12. A Lodge. 1955-56. Contributing building.
13. A Bathhouse. 1955-56. Contributing building.
14. Cabin 1-A. 1955-56. Contributing building.

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Description (continued)

15. Cabin 2-A. 1955-56. Contributing building.
16. Cabin 3-A. 1955-56. Contributing building.
17. Cabin 4-A. 1955-56. Contributing building.
18. B Lodge. 1955-56. Contributing building.
19. B Bathhouse. 1955-56. Contributing building.
20. Cabin 1-B. 1955-56. Contributing building.
21. Cabin 2-B. 1955-56. Contributing building.
22. Cabin 3-B. 1955-56. Contributing building.
23. Cabin 4-B. 1955-56. Contributing building.
24. C Lodge. 1955-56. Contributing building.
25. C Bathhouse. 1955-56. Contributing building.
26. Cabin 1-C. 1955-56. Contributing building.
27. Cabin 2-C. 1955-56. Contributing building.
28. Cabin 3-C. 1955-56. Contributing building.
29. Cabin 4-C. 1955-56. Contributing building.
30. D Lodge. 1955-56. Contributing building.
31. D Bathhouse. 1955-56. Contributing building.
32. Cabin 1-D. 1955-56. Contributing building.
33. Cabin 2-D. 1955-56. Contributing building.
34. Cabin 3-D. 1955-56. Contributing building.
35. Cabin 4-D. 1955-56. Contributing building.
- NC 36. The Nook. 1957-58. Noncontributing building.
- NC 37. Hal and Betty Finlayson Picnic Shelter. 1999. Noncontributing structure.
- NC 38. Pump station. Ca. 1960. Noncontributing building.
- NC 39. Swimming pool building. Ca. 1961. Noncontributing building.
- NC 40. Swimming pool building. 1990s. Noncontributing building.
- NC 41. Boathouse. 1960s; ca. 2000. Noncontributing building.
- NC 42. Recreation pavilion and tennis courts. 1960s; Ca. 2000. Noncontributing structure.
- NC 43. Camp Massanetta swimming pool structure. 1956. Noncontributing structure.
- NC 44. Camp Massanetta swimming pool building. Ca. 1961. Noncontributing building.
- NC 45. Camp Massanetta Trailer Park bathhouse and laundry. 1970. Noncontributing building.

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Description (continued)

Hotel Exterior

The Hotel is an east-facing four-story (or three-story with attic) frame and brick building of unusual design. The central element is rectangular in plan with a mansard roof (a late Second Empire influence) containing the fourth or attic story. The roof has shingle-pattern pressed metal roofing and pedimented dormers with paneling and 1/1 windows, some of the latter with decorative diamond muntin patterns. The second and third stories have rough stucco rendering—painted white on the east elevation and unpainted on the west elevation—and plain 1/1 windows. The (stretcher-bond brick) first story is recessed behind front and rear porches with massive square brick pillars and concrete floors. The recessed facades have segmental-arch 1/1 windows with incised ornament in the arched lintels. The front entry has an original four-light transom and plywood and glass double-leaf doors from the late 1950s. The foundation under the central element is rockfaced concrete block.

Flanking the central element on the north and south ends are two-and-a-half-story, stretcher-bond brick wings that are Queen Anne in character. The wings have similar T-shaped plans and other treatments, but the south end of the south wing rises a full three stories. (A change in brick color suggests the third story was an early addition.) The wings have hip and clipped gable roofs with large drum-like metal ventilators on the ridge lines and gables on the roof slopes faced with shingle-pattern pressed metal. In these gables are round-arch openings with 1/1 windows in pilaster surrounds and, in the arches, Gothic-like wood tracery filled with wood louvers or window glass. The windows have the same segmental-arch/incised lintel treatments as the central element.

Across the recessed portions of the east and west elevations of the wings are one-story porches. These have been enclosed with novelty weatherboard siding on the west elevations, but on the east elevations they retain their original rectangular-section chamfered posts with molded caps. A porch with the same treatments extends along the north end of the north wing. A 1960s steel covered walkway connects this north end porch with the 1947 and later Richardson Building. (The Richardson Building is excluded from the nominated area owing to extensive 1960s alterations and additions, and the nomination boundary cuts through the covered walkway.) Part of the south wing east porch has been screened in.

On the west side of the south wing is a three-story addition of stretcher-bond brick veneer cinder block construction begun in September 1961 and completed by June 1962. The Hotel Addition, as

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Description (continued)

the addition is known, has severe modern styling with metal-frame casement and 2/2 windows and a flat roof. A March 1962 progress report on the construction of the Hotel Addition noted that it would provide three classrooms on the basement level, dining room seating for an additional 200 patrons, and sixteen bedrooms on the second and third floors. Similar in character to the Hotel Addition is a one-story stretcher-bond brick kitchen added to the south end of the south wing in 1941-42. The kitchen has flat, shed, and hip roofs, metal-frame casement windows, and a tall brick boiler flue. According to a ca. 1945 account, "Original plans called for a basement, modern kitchen, and two additional floors to provide sixteen bed rooms, but due to lack of funds only the basement and modern kitchen on the first floor were erected."

Hotel Interior

The Hotel interior has a mix of features dating from 1910 through the late 1950s. Most of the first floor of the central element is taken up by the lobby. The lobby is entered through 1950s plywood and glass vestibules (the east entry vestibule replaces an original one at the same location) and has square columns with modern wood casings, solid-core plywood doors, plywood paneled walls with fluorescent light valences, an acoustic tile ceiling, and carpeting. In the northwest corner of the lobby is a gift shop and guest registration area. In the southwest corner is the Bales Conference Room, which retains an original painted brick mantel with recessed panels in the sides and frieze and a corbeled shelf.

A wide opening at the north end of the lobby leads to the Roanoke Room, which has knotty pine paneling and column casings, a drop ceiling, and a cobblestone fireplace, hearth, and chimney breast. (The fireplace replaces an original mantel that was similar to the one in the Bales Conference Room.) A plaque above the fireplace and dated June 1958 notes that the room was renovated and decorated by various Bible classes and Presbyterian churches of the Roanoke Valley. Doorways at the north end of the Roanoke Room lead to a hall containing a multiple-run oak stair with square newels (those at the base with recessed panels and carved ornament), turned balusters, and closed stringers. In this stair hall are decorative wood corner guards, molded baseboards, molded and plain door surrounds, four-panel doors, and several one-light transoms over doors.

A doorway at the south end of the lobby leads into the T-plan dining room, which like the Roanoke Room has knotty pine paneling and column casings. A Georgian Revival mantels bears a plaque

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Description (continued)

noting that the room was refinished in May 1952 with contributions by Charles and Anna G. Johnson. Suspended from the ceiling is a sprinkler system manufactured by the Crawford Sprinkler Co. of Charlotte, N.C. The dining room was extended on the west end in 1962. This extension (the first floor of the Hotel Addition) has painted cinder block walls and a reinforced concrete T-beam ceiling. Doorways on the south side of the dining room lead to the kitchen, which has plaster walls and ceilings, terra-cotta floor tiles, and a cinder block employee dining room.

The stair described above, several secondary stairs, and an original service elevator manufactured by the Westbrook Elevator Co. of Danville connect the first floor to the upper floors. The principal feature of the upper floors is a grand staircase that begins on the second floor directly over the center of the lobby and rises to the fourth floor. The staircase is supported and penned in by oak-cased wood columns with recessed panels, and it has square newels and turned balusters like those of the aforementioned stair. On the upper floors are many more original features. The many rooms have painted and natural finish four-panel doors and natural finish outer louver doors (which provided ventilation and privacy). Molded baseboards and trim, plaster walls and ceilings, vinyl tile floors, closets, and porcelain sinks with scallop shell metal soap dishes are typical in the rooms. Water damage is increasingly apparent in the upper floors, and where plaster has fallen circular-sawn lath is visible. Some wire mesh lath is visible around the northwest corner dormer. In the unfinished attic of the north wing are stored architectural elements such as stair balusters and door trim. Stored in rooms and hallways are a number of Arts and Crafts oak dressers manufactured by the A. H. Heilman Co. of Williamsport, Pa., and shipped to the Houck furniture store in Harrisonburg. These may be left over from the hotel's original furnishings.

Hudson Memorial Auditorium

The auditorium is a large frame building on a sloped site in the center of the Grove. The building has an asphalt-shingled hip roof, vertical board and board-and-batten siding, and concrete, stone, and cinder block foundations. The original section is the east half, built in 1922 as an open-air auditorium for use by the Massanetta Springs Summer Bible Conference Encampment. In 1925 a classroom addition was made to the west downslope end of the auditorium. It too was open-air, with large unglazed window openings. A 1927 conference program described the 1925 addition:

A much needed two-story class room building has been erected in the rear of the auditorium

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with six rooms. The upper story is built so that it opens into the large auditorium. One of the lower rooms is to be used as a nursery and another for a woman's restroom . . . Adequate class room facilities are now available for the Leadership Training School and Young People's Conferences.

The auditorium area was extended in 1930 and ten classrooms added at the opposite end. In 1939 another classroom addition was made to the west end and yet another addition was made in the late 1940s or early 1950s. These last additions, which allowed the auditorium to be enlarged into the 1925 classroom section, have original 1/1 and 6/6 windows. In 1994 storm sash were inserted in the window openings of the 1925 section. The auditorium remains open-air, with modern vinyl-fabric blinds that can be rolled down during inclement weather or when the building is not in use during the cold months.

The principal auditorium entry is located about midway on the south side and has two-leaf panel doors. It is reached by concrete and cobblestone steps dedicated to Massanetta Springs Bible Conference directors the Rev. Dr. William E. Hudson (served 1922-48) and Miss Ruth C. Campbell (served 1948-67). The auditorium interior is spanned by bolted wooden trusses supported by heavy posts along the perimeter. The trusses are unpainted; the girts, rafters, and roof boards are painted white; and the posts and enclosure are painted light and dark green. Bolted to the tongue-and-groove board floor are rows of metal seats with slatted wood backs and fold-down seats. Many of the seats have small metal memorial plaques affixed to their backs. Simple board benches line the sides of the auditorium and form bleachers at the east end. The floor slopes down to a stage at the west end. The stage has a bowed front and hinged boards along its front edge that once concealed electric footlights. To the rear of the stage are two classrooms behind a celotex partition. These classrooms have exposed wall structure, whereas the so-named Hudson Classrooms in the story below have modern drywall wall and ceiling finishes. Below these classrooms, in the cinder block basement, are men's and women's rooms. A March 1962 progress report on work at Massanetta Springs noted plans to renovate the auditorium and classrooms.

Secondary Buildings and Landscape Features in the Grove

To the north of the Hudson Memorial Auditorium stand the Fannie Lupton Building and the Lucy Steele Memorial Prayer Room, also known as the Chapel. The Lupton Building is a one-story Rustic-

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style pavilion of cobblestone construction and bungalow form. The spreading asphalt-shingled hip roof engages a porch on three sides. The porch stands on square cobblestone pillars connected by cobblestone half walls, and it has a concrete floor and an exposed ceiling structure with stained rafters and beaded tongue-and-groove roof boards. Other exterior features include a cobblestone chimney on the porchless east wall, exposed rafter ends, and a double-leaf French door entry and 4/1 windows with stone jack arches. A large meeting room occupies most of the interior, with an exposed roof structure with trusses and beaded tongue-and-groove roof boards, modern plywood paneled walls, and a vinyl tile floor. The focus is a cobblestone fireplace with a cantilevered stone shelf and a plaque noting that the building was erected by the Virginia Synodical in appreciation of the gift of Massanetta Springs by James Robert Lupton. The plaque was dedicated October 1928. In the early 1950s the building was described as containing a "large social room with fire-place, a small prayer room, well-equipped kitchenette and rest room."

Close to the Lupton Building stands the Lucy Steele Memorial Prayer Room, a small one-story chapel of conventional nave form. The building is constructed of unpainted decorative cinder block under an asphalt-shingled gable roof. The west gable end entry has a batten door under a lancet transom and, in the gable, a glass block cross. On the sides are lancet windows with amber glass and in the east gable is a circular stained glass window. Inside are painted cinder block walls, a carpeted floor, and a scissor-truss roof structure. To the south of the Hudson Memorial Auditorium stands the Nook, also known by the full name Massanetta Springs Nook and Book Store, built in 1957-58. The two-story reinforced concrete and stone Modernist building is built into a slope so that its lower and upper levels are both accessible from grade. The building has yellow and green fiberglass panels in the gables, asphalt shingle roofing, steel rafters, jalousie windows, and a cantilevered screened west wing on the upper level used as an open-air eatery (the Nook itself). The lower level houses the book store and an apartment.

Historic photographs suggest landscaping was minimal in the Grove during the early to mid-1920s. Improvements appear to have begun in the late 1920s. Along the road on the west side of the Grove is a long cobblestone wall punctuated by stone piers. The automobile and pedestrian entry through the wall is defined by multiple stone piers, some crowned by cast iron lamp standards with globe lights. A stone-lined runoff gutter snakes through the grounds and asphalt and cobblestone walkways ascend to the various buildings. Near the north entrance to the Nook is a semicircular stone seating area with globe lights and a drinking fountain.

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Description (continued)

Secondary Buildings and Landscape Features near the Hotel

Lining Massanetta Springs Road in front of the Hotel is a stone retaining wall similar to that on the opposite side of the road. An opening flanked by piers on axis with the main east entrance of the Hotel bears a stone plaque noting the entrance (or the entire wall) was erected by Captain and Mrs. William C. Bond of Washington, D.C., in October 1929. Behind the Hotel, along Congers Creek, stands the Springhouse, a large gazebo on square stone pillars connected by stone half walls. The structure has a mansard-hip roof that harmonizes with the roof of the Hotel, although the original shingle-pattern pressed metal roofing was replaced with asphalt shingles in 1994. Inside is a 1994 prefabricated metal and glass enclosure over the rectangular spring basin. A plaque next to the enclosure notes that the Springhouse restoration was dedicated to the Rev. Dr. Philip A. Roberts on October 23, 1994. Before the construction of this enclosure the spring basin was covered by a lower enclosure. Originally, according to a 1979 account, the spring basin was "surrounded by a metal railing from which hung tin dippers and cups" and a plaque described the chemical analysis of the spring waters. Mounted on the half wall along the south side are a number of faucets for filling glasses with spring water. Water from the spring basin flows into Congers Creek through a short stone-lined outflow channel on the south side of the Springhouse. Next to the channel is a semicircular stone sitting area with three stone drinking fountains and a stone fountain basin. One plaque notes that the sitting area was dedicated to Captain Paul L. Utz (1936-68). To the northwest of the Springhouse is a concrete spring basin for a spring that issues from a rock outcrop. The outflow from this spring joins Congers Creek near the Springhouse.

Northeast of the Springhouse, between it and the Hotel, stands the Hal and Betty Finlayson Picnic Shelter, dedicated August 1, 1999. The open-sided frame structure stands on wood posts and has a concrete floor, an asphalt-shingled hip roof, and a weatherboarded storage room. South of the Springhouse and Hotel stands the Virginia Cottage, a long one-story frame building apparently constructed in two phases. The broader south end has 6/6 windows whereas the narrower north end has 1/1 windows. Other exterior features include vertical board siding, an asphalt-shingled gable roof, cinder block footers, and a cinder block chimney on the south end. The interior features a row of bedrooms in the long north end, each with an interior six-light window opening onto a corridor along the north wall. Other original and later features include painted tongue-and-groove board floors in the bedrooms, plasterboard walls and ceilings, mostly hollow-core plywood doors (and one four-panel

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Description (continued)

door), and a living room at the south end with natural-finish wood floors, modern wall paneling, and a brick fireplace with a concrete shelf and a cobblestone hearth. Off the north end of the cottage is a small pump station used to pump spring water to the Sunnyside complex south of Massanetta Springs. The ca. 1960 one-story cinder block building has an asphalt-shingled gable roof.

Near the Virginia Cottage is a swimming pool of standard rectangular form and concrete construction enclosed by a vinyl fence. According to a ca. 1945 account:

The old swimming pool, which was entirely inadequate to take care of the large crowds, sprang a leak and could no longer be repaired. A beautiful new swimming pool was erected during the spring of 1936 which greatly added to the physical assets of the institution. The white cement and the white paint on the walls and floor of the pool bring out the azure blue of the Massanetta Springs water.

A plaque states that the pool was restored and dedicated August 4, 1996. At the pool's north end is an octagonal kiddy pool and to its west is playground equipment from the second half of the twentieth century. On the east side of the pool stands a small cinder block filtration plant with an asphalt-shingled gable roof. This building was apparently built in 1961. Next to it is a 1990s filtration plant of frame construction with T-1-11 siding and an asphalt-shingled gable roof. To the south of the swimming pool and on the north end of Lake Campbell stands a two-story cinder block boathouse. The lower story has garage doors opening towards the lake, behind which are stored canoes and boating equipment. The upper story consists mostly of a concrete roof deck with a metal railing. At the north end of the deck are restrooms of stuccoed cinder block construction with a shed roof. The restrooms were recently renovated. Across the lake from the boathouse is an open-air recreation pavilion of pressure-treated timber construction with a metal-sheathed gable roof. The pavilion covers the southernmost of two tennis courts. There are plans to renovate the adjoining north tennis court.

A paved lane leads from Massanetta Springs Road to Camp Massanetta, crossing a bridge over the north end of the lake on the way. In the northwest corner of the intersection of the lane and the road is a two-story frame dwelling known as the Gate House. The house has a rough stuccoed exterior, a metal-sheathed gable roof, and a poured concrete foundation. Across the front is a two-story one-tier Mt. Vernon porch on square wood columns grouped in twos and threes. The porch appears to date to a mid-twentieth century remodeling, as does a kitchen extension of the two-story ell which has a

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cinder block foundation. Other exterior features include a four-bay front elevation (door, window, window, door), 1/1 and replacement 2/2 windows, a 3/1 kitchen window, and cinder block and brick flues. The two-room-plan interior dates mostly to the mid-twentieth century remodeling although earlier features such as wire-nailed circular-sawn floor joists under the original ell, two four-panel doors with pottery and porcelain knobs, and vestiges of beaded tongue-and-groove sheathing suggest an early twentieth century period of construction. The interior had plaster-and-lath walls and ceilings (some walls with modern paneling), board floors (some under carpeting and vinyl), an enclosed winder stair in the original part of the ell, mostly two-panel plywood doors, and simple door and window surrounds. The stucco exterior of the house suggests it may have been built at the same time as the Hotel in the early 1910s (it pre-dates 1922). In later years it served as a dwelling for the camp supervisors.

Camp Massanetta

Camp Massanetta occupies the wooded ridge top to the west of the Hotel. The camp consists of four "villages"—A, B, C, and D—arranged alphabetically south to north. Each village consists of four cabins (dormitories), a lodge, and a bathhouse, the buildings grouped in loosely defined circles. The buildings have a wooded setting dominated by oaks and chestnut oaks, with the understory cleared between the buildings but left in its natural state around the villages. In a clearing between villages B and C is the Bell Auditorium (a dining hall), the Director's Cabin and Infirmary, and several associated resources. In a cleared area at the north end of the camp is a trailer park with a bathhouse and laundry building and twelve trailer sites with water and electrical connections.

All but two of the camp's resources are architecturally coordinated one-story frame buildings. Common features include rustic weatherboard siding with irregular edges (cut from local wood), brown or reddish brown paint color, asphalt-shingled gable roofs, low cinder block perimeter walls on concrete slab foundations, wood and glass panel doors, wood-framed windows, rustic painted wood signs with sawtooth ends, and rectangular building footprints. The cabins, Bell Auditorium, and the Director's Cabin and Infirmary have broadly overhanging eaves supported by diagonal struts and, at the ends, angled weatherboarded projections of the gable end walls that give these buildings a distinctly modernist character. An exterior detail common to many of the buildings is a triangular louvered gable vent fashioned from sheet metal. Most interior spaces are spartan with concrete floors and exposed roof trusses or rafters.

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The sixteen cabins are the most numerous of the building types. The two long sides of each cabin have different heights. The tall sides generally face toward the interior of the village and have two closely set pairs of eight-light casement windows, whereas the lower sides face outward and have two widely spaced pairs of six-light casement windows. The height differential also gives the cabins an asymmetrical profile when viewed from the ends. A single dimensional lumber strut supports the mid-point of each side eave. On each gable end is an entry and a pair of four-light windows. Each cabin has two built-in bunk beds (on the tall side walls) and four built-in single beds (on the low side walls) for a total of eight occupants. The cabins can be divided in two by simple plywood pocket doors. Other interior features include stained plywood walls and closets (four total), built-in benches and shelves at the ends of the beds, bare ceiling bulbs, interior window screens, and hinged wood flaps at the bases of the screens that can be dropped down to allow the opening mechanisms for the casement windows to project into the interior.

The four lodges have more conventional eaves with exposed rafter ends. Each lodge has an exterior stone chimney flanked by entries on one of the long sides. The chimneys of Lodges A, B, and C are constructed of sandstone river cobbles, whereas the Lodge D has a chimney constructed of more angular gray limestone. On the side opposite the chimney are eight eight-light casement windows, and on the gable ends are six four-light awning windows arranged three over three. Inside, the chimneys project into the single meeting room. They have raised stone hearths, stone corbels that support heavy wood shelves, and sheet iron fireplace linings. Ducts built into the sides of the chimney allow air to be drawn through a vertical cavity along the outside (away from the fire) surfaces of the iron linings for convective heating. The dimensional lumber studs and corner braces of the lodges are exposed and stained reddish brown. The particleboard underlayment of the weatherboards is visible inside the lodges. The four bathhouses, like the lodges, have more conventional eaves with exposed rafter ends. Entrances to the girls and boys wash rooms are on the gable ends, each with a privacy screen constructed of uneven weatherboards. Two-light windows singly and in pairs are set high on the side and end walls.

The largest building in the camp is the Bell Auditorium, originally a long rectangular-plan building to which a rear addition was made in 2000-01, giving the present building an L form. The distinctive exterior feature is the east (front) elevation, which features a series of strut-like cruciform buttresses for the deeply overhanging roof eave on this elevation. The buttresses are formed from built-up

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dimensional lumber and they rest on cinder block extensions of the building's foundation. The building has mostly modern replacement wood-framed 2/2 windows but retains several original six-light and four-light awning windows. Early in the building's history a small addition was made to the south gable end. The ca. 1998 addition reflects the design of the original building, with irregular-edged weatherboard siding and cruciform eaves buttresses. The addition may incorporate recycled fabric from the west wall of the original building. It was designed and built by Lantz Construction Co. of Broadway and dedicated July 31, 2001. A plaque notes that it was built in honor of the Rev. John T. "Sam" Hayter and the Rev. John R. Goodman "for their many years of service at Camp Massanetta" with support by Massanetta Springs and Spring Hill Presbyterian Church of Staunton.

The interior of the Bell Auditorium contains a dining room (enlarged by the 2000-01 addition), a kitchen at the north end (originally a craft shop and snack bar known as the "Cupboard"), and restrooms at the south end. The roof is supported by exposed trusses of light dimensional lumber construction, the truss members joined with nailed plywood plates. Walls have exposed structure or modern T-1-11 sheathing. Along the south wall are a series of hinged drop tables that fold out from their stowed position against the wall and stand on hinged fold-out legs. The kitchen, which is separated from the dining room by a counter with folding shutters, has drywall walls and ceilings and a mix of old and new equipment. The Bell Auditorium originally served as an auditorium; it was not converted to a dining hall until later.

To the west of the Bell Auditorium are the partially visible remains of a circular swimming pool manifested by curved sections of blue-painted concrete. The swimming pool may originally have served as a part of the sewage treatment system installed in the 1920s. In 1956 it was encircled by a sidewalk and adjoined by a life guard platform. Near it is a poured concrete structure with a modern asphalt-shingled gable roof and without door or window openings. The structure is presently used to store firewood, although it may originally have served as a pumphouse for the pool. Nearby is a small cinder block building with an asphalt-shingled gable roof, weatherboarded gables (one with a diamond-shaped cut-out vent), and a Z-braced batten door. The building may have been erected in 1961 when filtration systems were added to the two Massanetta Springs swimming pools. By the 1980s its use had been converted to storage.

The Director's Cabin and Infirmary, identified as the "Health Center" on a sign, is the camp's second largest building. The south half of the building is taller than the north half, which was extended on its

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north gable end in the late 1950s. The building has deep eaves on its east and west sides supported by dimensional lumber struts, an engaged entry porch and small bathroom wing on the south end, a recessed entry at the mid-point of the east side, and four-light awning windows and six-light casement windows. The interior features two-panel plywood doors, painted plywood walls, built-in bunk beds, a cinder block shower stall in the bathroom, and original base cabinets and sink in the kitchen. The first director to occupy the cabin was the Rev. Middleton "Middy" Raynal, along with his wife Florence and the couple's young family.

The 1970 bathhouse and laundry in the trailer park is similar in character to the earlier camp buildings, with irregular-edged weatherboard siding (painted red) and an asphalt-shingled gable roof. One feature that identifies it as a later building is its high two-light awning windows composed of two horizontal panes of glass. Other features include weatherboarded privacy screens outside the entrances to the men's and women's bathrooms at each end, a coin laundry room in the center, and paneling and plywood toilet stalls in the bathrooms. To the west of Camp Massanetta is an extension of the nominated area that ends at Boyers Road (SR 704). This area comprises the areas known as the Apple Orchard and the Outpost Campground. The area is characterized by stands of white pines and deciduous trees, clearings, and mowed paths. At one location is a large modern wooden cross in front of seats made from stumps. A row of spruces lines Boyers Road.

Integrity Statement

Massanetta Springs possesses good integrity. The nominated area has changed little from the character it had attained by the end of the period of significance in 1955. Some features, such as the springs that are the property's reason for being, and probably also the shaded camp meeting grounds known as the Grove, were in existence at the beginning of the period of significance in 1816. The Hotel, one of the key resources, is little altered on the exterior from the period of its construction in the 1910s, although a large rear wing was added in 1961-62. Principal spaces of the Hotel interior such as the lobby and dining room were renovated in the 1950s before and after the end of the period of significance, but all retain some aspect of their original 1910s character. The upper stories of the hotel are virtually unchanged from the early 1920s when the present plaster room partitions replaced original beaverboard partitions. Another key resource, the Hudson Memorial Auditorium, has changed little from its original 1922 character and the multiple additions through the 1940s that perpetuated that character. One of the least altered areas of the property is Camp Massanetta, its four

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villages of cabins, lodges, and bathhouses virtually unchanged from Spring 1956 when construction finished (construction began in the fall of 1955). The Massanetta Springs grounds retain the shaded lawn-like character with stone walls and walkways shown in historic photographs. Massanetta Springs's surroundings have not fared as well as the property itself in terms of integrity, as Harrisonburg's eastern suburbs have begun to impinge upon the area. Nevertheless, little of this development is visible from the core area of the springs, Hotel, and Grove, or from Camp Massanetta. One cause for concern is a proposed road, one alternative of which crosses the west end of the Massanetta Springs property and passes close to Camp Massanetta.

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NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

Massanetta Springs, located in Rockingham County, Virginia, belongs to the great tradition of Virginia springs resorts and camp meetings. Originally known as Taylor's Springs and used as a Methodist camp meeting site beginning in 1816, the springs were developed as a resort after they were purchased by Evan Henton in 1848. Most of the present buildings date to the early twentieth century, including the Hotel, a three-story mansarded building opened in 1910, and the 1922 Hudson Memorial Auditorium, a 900-seat open-air tabernacle. The auditorium was erected for the Massanetta Springs Summer Bible Conference Encampment, affiliated with the Presbyterian Synod of Virginia, which hosted tens of thousands of people every summer for bible conferences, sacred music festivals, folk festivals, and other events. The property includes Camp Massanetta, a complex of over two dozen Rustic-Modernist cabins, lodges, and other buildings built in 1955-56 to a design by Minneapolis architect W. Glen Wallace. Today, the Massanetta Springs Camp and Conference Center continues almost two hundred years of tradition as a place of resort and spiritual renewal.

Applicable Criteria

Massanetta Springs is eligible under Criterion A with significance in the area of religion as the preeminent conference and recreation center associated with the Presbyterian Synod of Virginia from 1922 to the present. The property is also eligible under Criterion C with significance in the area of architecture for its 1910 springs hotel, one of the last buildings of its kind erected in Virginia, and for its 1922 tabernacle, a late example of a camp meeting building type with roots in the early nineteenth century. The property is also architecturally significant for the sophistication of such buildings as the 1955-56 cabins and other buildings of Camp Massanetta. Criterion Consideration A applies because the nominated area is used for religious purposes. The period of significance extends from 1816, when a Methodist camp meeting was established at Taylor's Springs, through the beginning of construction at Camp Massanetta in 1955. Massanetta Springs is eligible at the state level of significance as the preeminent conference and recreation center associated with the Synod of Virginia. (Massanetta Springs now serves the Synod of the Mid-Atlantic of the Presbyterian Church in the United States.)

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Acknowledgments

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Historical Background

According to Kimberlee Welsh Cummings, writing in the preliminary application for register designation, Massanetta Springs was originally owned by James Taylor (d. 1765), who built a house at the location some time after 1730. About 1814 Jonathan and William Taylor acquired the property, and in 1816 they granted a ten year lease to the quarterly conference, Rockingham Circuit, of the Methodist Episcopal Church for use of the property as a camp meeting ground. According to early nineteenth century Harrisonburg resident Maria Carr, the annual Methodist camp meeting at Taylor's Springs—as Massanetta Springs was known for much of the nineteenth century—was "one of the great features at that time." Carr continued:

It was looked forward to with even greater pleasure than general muster day. Everybody that could raise money enough to get materials for a tent was sure to be there with their families . . . The water was so good and healthy that many people stayed there all summer to drink the water. George W. Harrison had a nice two-story frame house on the corner of the campground. Those that did not have a tent would go out in the morning to stay all day, and take their lunch along.

The camp meetings at Taylor's Springs were not entirely peaceable experiences. The 1820 meeting was marred by disorder and the sale of liquor, and subsequently the churches of the Rockingham

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Circuit petitioned the General Assembly for better protection of camp meetings. In 1825 a committee representing the camp meeting advertised in a Harrisonburg newspaper to warn wrongdoers against disturbing the proceedings through liquor-selling, swearing, drinking, or sabbath-breaking.¹

The camp meeting at Taylor's Spring was in many ways representative of the religious camp meetings of the early Republic. As cultural historian John Stilgoe points out, the camp meeting combined ecstatic religious worship with the socializing and temptations of a country fair. The craze began in 1801 when an estimated 20,000 persons convened at Cane Creek, Kentucky, for six days of worship and fellowship. Camp meetings quickly spread nationwide. The architect Benjamin Latrobe attended—and made plan and section sketches of—a Methodist meeting in Virginia just outside the District of Columbia in 1809, and although he was critical of the religious propriety of the event he was nevertheless fascinated by the spectacle. "The night scene of the illumination of the woods," he wrote:

The novelty of a camp especially to the women and children, the dancing & singing, & the pleasures of the crowd . . . are in fact enjoyments which human nature everywhere provides for herself.

Latrobe discerned one of the main attractions of the camp meeting when he noted "this is the only public diversion in which the scattered inhabitants can indulge." Other commentators described less pious aspects of camp meetings such as horse trading, politicking, and prostitution. By 1820, as noted above, the Taylor's Springs camp meeting had begun to experience these kinds of disruptions.²

Essential to the success of early camp meetings was the availability of water. As an 1857 camp meeting manual noted, "a congregation of several thousands will consume an amount of water entirely incredible to persons not experienced in such matters." Taylor's Springs was naturally endowed with this prerequisite. The camp meeting was likely held in the area known as the Grove, a name that precedes the present 1922 tabernacle at the location, but whether a tabernacle or brush arbor was provided is unknown. Shade in the form of tree cover or a structure like a brush arbor was another necessary feature of camp meetings.³

Among the visitors to Taylor's Springs, according to an 1872 article in the *Rockingham Register*, were

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the families of Presidents James Madison and James Monroe, "who esteemed [the waters] highly for their medicinal qualities." In the late 1840s the springs were acquired by Evan Henton who operated the site as a medicinal resort. According to Kimberlee Welsh Cummings, Henton promoted the spring waters as an "unfailing cure of all cases of Chills and Fevers, Dyspepsia, etc.," and he described a bathing area that accommodated two hundred bathers. The Henton period appears to mark the formal beginnings of Taylor's Springs as a springs resort, one of the most important medical, social, and recreational institutions of nineteenth century Virginia. Henton and his successors in the 1850s and 1860s appear not to have undertaken much development, for the 1872 *Rockingham Register* article described the springs as a "hitherto unimproved watering place." There are, however, scattered references to resort buildings before 1872. Staunton civic leader Thomas J. Michie wrote in 1871 that he had stayed at a hotel at the springs in the 1830s, and the kitchen that preceded the present kitchen wing on the south end of the Hotel was stated in 1941 to have been constructed in 1856. The springs were used as a place of convalescence during the Civil War. J. A. Alexander, the surgeon at Confederate General Imboden's Brigade Hospital in Harrisonburg, sent patients with gonorrhea, ague, chills, and typhoid fever to Taylor's Springs for recuperation.⁴

The 1872 article was written on the occasion of the property's purchase by a company composed of John F. Lewis, Dr. Burke Chrisman, and others. The company planned to rename the property the Ague & Healing Springs (a name that in fact appears in a 1909 deed), and it promised a "very great transformation and improvement." The 1872 article used a common promotional gimmick of the era by touting the variety of curative waters on tap. "There are in all, at Taylor's, seven different springs in a radius of one hundred yards, limestone, freestone, ague and healing spring, and others." Over a dozen maladies could be treated with the waters, it was claimed, and persons "broken down by . . . excessive heat in sickly or malarious climates" and "bad air of cities" were singled out as candidates for remedy. The wealthy and middle-class residents of the Tidewater cities of Virginia and other Southern states were in fact one of the main clienteles of Virginia's inland and mountain springs resorts.⁵

Dr. Burke Chrisman established his residence at the springs by 1885, as shown on Lake's map of that year. The map also shows a ten pin alley and the Taylor Spring School across the road to the south (the school operated from 1877 to 1907). No hotel at Taylor's Springs is listed in an 1880 state business directory, but one is listed in an 1893 directory with B. Chrisman as proprietor. The two-story weatherboarded frame building that stood as Cottage A until it was torn down in 1994 is

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believed to have been the hotel built by Chrisman. The 1893 directory is an early instance of the present name Massanetta Springs, which was applied to the post office at the location. Dr. Chrisman is said to have formed the name by combining the local place name Massanutten with the name of his wife, Henrietta. By one account, Dr. Chrisman purchased the springs in 1888, presumably from the Ague & Healing Springs Co. of which he was apparently the president. He soon began to market bottled "Massanetta Spring Water" or simply "Massanetta Water" nationwide. An 1889 advertisement for Massanetta Water identified Washington, D.C., as the company's main office, whereas a promotional brochure from the same period listed Philadelphia as the main office location. New York may have been another "depot" for shipment of the water. The 1872 article had hinted that the water was naturally carbonated, but Chrisman had it artificially carbonated for sale in pint and quart bottles.⁶

Dr. Chrisman died in 1909 and Massanetta Springs was sold at auction to Harrisonburg banker James Robert Lupton, whose family appears to have been involved in the hotel business in Harrisonburg in the nineteenth century. (A Mrs. M. C. Lupton ran the Revere Hotel in 1880, and in the early 1910s Lupton described himself as having "long experience in catering to the welfare and comfort of the public."). The sale was April 1 and the deed for the hundred-acre property was dated June 21, 1909. Lupton quickly commenced major improvements. In the spring of 1910 he advertised "A new brick hotel will be ready for the season of 1910." There is some evidence that the hotel was built in several stages, and that only one of the gabled brick wings may have been ready by June 1910 (see architectural analysis). A photograph in John Wayland's history of Rockingham County, which was published in 1912, may depict the hotel in the final stages of completion, since it shows a wide construction or furniture moving ramp leading up to an opening in the front second story of the main center section.⁷

An illustrated promotional pamphlet that contains testimonials up through the winter of 1913 provides a wealth of information on the new hotel and its setting. One view, taken from the hillside to the west of the hotel, shows the hotel, the present springhouse, and perhaps as many as ten other buildings associated with the earlier development of the springs. The present hotel was built on the site of Dr. Chrisman's hotel, which was moved and attached to the south end of the present building. Near the present springhouse stood a gabled open-air structure that may have been the original springhouse (it is similar to a springhouse depicted on the cover of the ca. 1890 "Massanetta Spring Water" brochure). A low gabled structure, possibly log and possibly used as an enclosed springhouse

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for food preservation or as an icehouse, stood near the location of the 1962 hotel addition. Assorted barns and what may have been the 1880s ten pin alley also appear, the latter at a location just south of the Nook (outside the nomination boundaries)."

Most guests arrived at the Hotel via automobile shuttle or horse-drawn hack from the railroad station in Harrisonburg. In 1910 Lupton also offered one-day auto excursions to the springs from Harrisonburg for a cost of one dollar. By 1913 the accommodations included "outside rooms, well ventilated and screened" for 300 guests, fifty private baths, public baths, and steam heat "for the comfort of . . . patrons coming early or staying late in the fall." The ca. 1913 pamphlet shows one of the rooms equipped with a metal-frame bed and a ceramic tub and commode in the adjoining private bathroom. A dining room, ball room, music room, and game rooms were other amenities, and for outdoor recreation there were two bowling alleys, croquet grounds, and tennis courts. Four-passenger swings lined the 140-foot-long porches on both sides of the hotel.⁹

The expense of building and equipping his hotel may have strained Lupton's finances, for in January 1912 Lupton and his wife Fannie sold the property to the Massanetta Springs Co. The ca. 1913 pamphlet identifies Judge George G. Grattan as the president of the company and W. J. Dingledine as the treasurer. Grattan was also president of the Rockingham National Bank in Harrisonburg and Dingledine was the bank's cashier. Lupton reassumed ownership in May 1919 and in September of that year he and his wife sold Massanetta Springs to the president and trustees of Hampden-Sydney College, receiving a lifetime annuity of \$2,400 as payment. Competition from beach resorts is said to have prompted the sale, which ended Massanetta Springs's days as a springs resort.¹⁰

Hampden-Sydney's purchase of Massanetta Springs inaugurated an association with the Presbyterian Church that continues to the present. According to some accounts, the Luptons hoped to see a Presbyterian school for mountain boys established at the springs. Hampden-Sydney was interested in Massanetta Springs as the location of an academy to be known as either Hampden-Sidney [sic] Academy or Lupton Academy. In June 1919 Hampden-Sydney President Joseph D. Eggleston (formerly president of Virginia Tech) retained the New York architectural firm Visscher & Burley to draft a master plan for the conversion of Massanetta Springs into a secondary school. In early 1920, however, Hampden-Sydney began to reexamine the school idea, and in mid-1920 it entertained the idea of transferring the property to the Presbyterian Synod of Virginia for use as a summer Bible School and Conference Center. For its part the Synod was to establish a feeder school for the college.

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In February 1923 Hampden-Sydney College transferred ownership of Massanetta Springs to the Massanetta Springs Summer Bible Conference Encampment, a corporation formed by the Synod.¹¹

With the creation of the Encampment, Taylor's Springs/Massanetta Springs was returned to a use more akin to its original function as a religious camp meeting site. The Encampment actually assumed control of the property in 1921 and opened in the summer of 1922. According to the Rev. Dr. William E. Hudson, the Encampment's first director, Massanetta Springs offered guests opportunities for "wholesome recreation, Christian fellowship, instruction along religious lines, and spiritual refreshment." The first summer, Massanetta Springs hosted the Presbyterian Young People's Conference, the Woman's School of Missions, the Bible Conference, a Training School for Sunday School Teachers and Officers, and a dedication week. Some of the conferences met in a new 600-seat tabernacle—now known as the Hudson Memorial Auditorium—that was erected in the Grove (and that was later enlarged to 900 seats). A number of carpenters worked on the construction of the auditorium under the direction of Rush Earman, whose lumberyard in Penn Laird provided the lumber for the roof trusses. The Hotel, which J. R. Lupton continued to manage, was an important adjunct to the life of the Encampment. The rooms at the north end of the Hotel's first floor were apparently used as a suite by Dr. Hudson and his wife, Louise Hubbard Hudson, during the summer.¹²

The Massanetta Springs Summer Bible Conference Encampment was a success. According to one writer:

Hundreds of local people from Harrisonburg and Rockingham County joined the people staying at Massanetta to hear the speakers. Most town and farm people came to Massanetta early and enjoyed a picnic on the grounds before settling themselves on the hotel lawn or in the new auditorium to hear the addresses. At these times, the Massanetta parking lot was filled with cars and Mennonite horses and buggies covered the grove.

"Families soon discovered that attending the Massanetta Bible Conference made an ideal vacation," the writer concluded.¹³

One program associated with the Encampment is of particular note. In 1924 a Pioneer Camp was begun with seventy-five boy and girl campers. This was the "first Pioneer Camp held under

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Presbyterian auspices," according to Dr. Hudson, and it became a nationwide model. In the 1940s Hudson noted that 6,000 youth were enrolled in Pioneer Camps in practically every Synod of the Southern Presbyterian Church. The Massanetta Pioneer Camp had grown to 918 participants at the time of Hudson's writing. According to Linda Betts Frazier, a camp participant, the camps were run like the army, with marching, exercising, sports, classes, and morning prayers.¹⁴

Massanetta was successful in attracting interest from other denominations and secular organizations during the period. Methodist, Baptist, Lutheran, Christian, and Brethren groups held conferences there, as did such organizations as the Virginia Vocational Agriculture Teachers, the Virginia Future Farmers and Future Homemakers, and the Folk School and Country Life Conference. The Folk School ran a Folk Festival during the Bible Conferences, presenting early American and Appalachian music to attendants. From five conferences in 1922 the total increased to twenty in 1955 while the number of attendants increased from 7,050 to 75,000 per season. The Bible Conference remained one of the most popular conferences. In the mid-1940s Dr. Hudson described it as "an interdenominational, national institution" attended by representatives of eighteen denominations from thirty-five states.¹⁵

Despite the Encampment's success, the idea of converting Massanetta Springs to an educational purpose was resurrected in the early 1930s. A drawing entitled "Proposed Industrial School of Massanetta Springs, Virginia, Architect's Suggested Layout," prepared by an unknown architect, shows the property as a campus with a quadrangle in front of the Hotel enclosed at the north and south ends by new buildings and on the other side of Massanetta Springs Road by a boys dormitory, houses for teachers, and a chapel with a semicircular portico. The Hotel itself is shown as a girls dormitory and industrial building. The conversion did not take place and none of the new buildings depicted in the plan were constructed.¹⁶

In 1931 the Massanetta Music School was begun with the objective of improving the church choirs of Virginia and the surrounding region. The School's second Sacred Music Festival, held in August 1932, was attended by 8,000 people. According to a newspaper account, the grounds were used as an enormous amphitheater:

On one hill of the Massanetta Springs hotel were banked fifteen hundred or more in a choir, all dressed in white. Across the dip of valley were five hundred more on a hill near Lupton

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Cottage. In between, a space of a fourth of a mile, stood and were seated a multitude. As the great choir would start a sacred song on the west side, the choir on the east would catch it and sing an echo. The whole heavens seemed to burst into song as the sweet-toned voices swept over the countryside.

The Music School and festivals continued to 1939. From 1935 to 1939 a series of Biblical Pageants were staged in an amphitheater on the grounds in conjunction with the annual Bible Conference. Casts of 200 or more actors participated. According to Dr. Hudson, describing one of the pageants, "The 150-foot stage was brilliantly illuminated by 1,000 watt lights and various effects of moonlight, daybreak, etc., added materially to the beauty and charm of the natural setting."¹⁷

The Hudson Memorial Auditorium was one of many improvements that allowed the Encampment to function during its early years. Health authorities required construction of a sewer system that entailed the purchase of a tract to the west of the Hotel known as the Orchard. A new power plant and lighting system were installed, tennis courts and athletic grounds constructed, and the road connecting to the main highway (the present US 33) macadamized. One very successful improvement was the development of the Cottage Community around the Grove. A plan for this area was prepared by Richmond landscape architect Charles F. Gillette in December 1923 (revised August 1926). Beginning in 1925 churches and private individuals constructed several "bungalows" a year on these lots until forty-one privately-owned cottages ringed the Grove along Hudson Circle and climbed the hillside to the east. (These cottages are not included in the nomination owing to the fact that many have been modernized; also, they are not at present owned by Massanetta Springs, Inc.) According to Dr. Hudson, the cottages provided lodging for an additional four or five hundred guests during conferences. The Massanetta Springs Cottage Community was one of at least two and probably many more similar Presbyterian communities in the nation. In 1924 the Presbyterian Synod of California established the Zephyr Point Presbyterian Conference Center on Lake Tahoe in Nevada, a community of tents and summer cottages on a defunct Comstock Mining Co. property. Like Massanetta Springs, Zephyr Point featured a pre-existing hotel and an auditorium, the latter in the form of a brush arbor known as the Pergola.¹⁸

Massanetta Springs entered another period of expansion after World War II. In 1947 an army surplus structure was reerected to the north of the Hotel to provide thirty-four additional guest rooms. Named the Richardson Building, the one-story frame building with colonial detail was brick-

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veneered and given a second story and modern motel appearance in 1962 (alterations that explain its exclusion from the district). Two dormitories were erected for African American staff (these apparently no longer stand). In the Grove, a small cinder block chapel known as the Lucy Steele Memorial Prayer Room was built in 1955 and the Nook, a combination book store, gift store, and eatery, was built in 1957-58 to a design by Harrisonburg architect D'Earcy Paul Davis Jr. In 1967 a boating lake known as Lake Campbell was created downstream from the Hotel.¹⁹

One of the most ambitious construction projects of the post-war period was the development of Camp Massanetta on the ridge to the west of the Hotel. The Encampment's summer camp program, created in the 1920s, had used the Hotel and Cottage Community to house campers. By the mid-1950s demand exceeded capacity, and in 1955 two hundred children were turned down for the Junior Camps (ages 9 to 11). At about the same time, Director Ruth Campbell toured camps in the region and was impressed with the work of Minnesota "camp architect" W. Glen Wallace. By June 1955 Wallace had been retained to design a new campground consisting of sixteen cabins, bathhouses, lodges, a dining hall, a swimming pool, and a director's cabin and infirmary. By the end of December 1955 the structures of the sixteen cabins and the foundations of the other buildings had been completed. Work on the camp was completed in May 1956.²⁰

Campbell asked Louisa County pastor Middleton Raynal to serve as the first camp director. Middy Raynal recalls that the camp relied on program materials provided by the Presbyterian Church USA during its first season, in 1956, but from 1957 on it used its own materials. Each village was organized into two cabins of girls and two of boys. Meals were prepared in the Hotel kitchen and delivered by pick-up truck to the lodges. Groups of boys and girls developed camp sites in the woods to the west of Camp Massanetta, eight camp sites in all, where daily meetings and activities were held. The campers hiked in the surrounding countryside and attended vesper services on "Old Vesper Hill," a prominence with views of Massanutten Mountain located to the east of the Cottage Community (outside the nomination boundaries). A flier announcing the opening of the camp noted:

"Camp Massanetta" has its own swimming pool, tennis court, soft ball diamond and other athletic facilities. It also provides a craft shop and "Cupboard" where snacks and soft drinks will be served.

Four Junior Camps of a hundred campers each were held in June and July of 1956. Camp

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Massanetta doubled as overflow housing for families attending the Bible Conferences and Training Schools, and it was also used by boy and girl scouts, youth groups, and church groups. A trailer park was established at the north end of the camp in 1968.²¹

Dr. William E. Hudson stepped down as Encampment director in 1947 and was replaced by Miss Ruth C. Campbell, who originally served as Hudson's stenographer in the 1920s. (Some accounts give the date of the transition as 1948.) Massanetta Springs continued to expand during the 1950s and early 1960s—in 1963 the property was converted into a year-round conference center—but in later years declining attendance prompted the governing Board of Trustees to close the center in 1989 and reassess its conferencing ministry. In January 1991 the Board transferred ownership of the center to the Synod of the Mid-Atlantic whose governing council voted to reopen the center with the Bible Conference in August of that year. The center entered another period of expansion with renovations of the springhouse and swimming pool and the construction of the New Lodge in 2001, an eighteen-bedroom facility located northwest of the Hotel (outside the nomination boundaries). Current plans include rehabilitation of the Hotel and the potential creation of a small museum dedicated to the interpretation of Massanetta's history. Today, Massanetta Springs provides a conference center for the Synod of the Mid-Atlantic (formed in 1983) and "a place of discovery and renewal for thousands of guests each year."²²

Architectural Analysis

The Hudson Memorial Auditorium belongs to a vernacular architectural form known as the tabernacle or arbor, common in the camp meeting grounds of the nineteenth and early twentieth centuries. These open-air structures provided shelter from sun and rain for hundreds of meeting-goers. Illustrative of the form is the Jonesville Methodist Camp Meeting tabernacle in Lee County, Virginia, a gabled post-and-beam structure believed to date to the 1820s, with an earthen floor, a preaching dais and rows of seats, and side panels that can be propped open for ventilation. Less permanent were the brush arbor tabernacles, constructed with roofs of brush or leafy boughs, which once dotted the Virginia countryside but are now gone.²³

The tabernacle form remained popular into the early twentieth century, and a number of tabernacles comparable in size to the Hudson Memorial Auditorium were built in the region. A huge open-air tabernacle spanned by Town trusses and seating over 2,000 people was erected for the

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interdenominational *Eliada Camp Meeting* outside of Asheville, North Carolina, in 1921. *Eliada* meeting-goers lodged in tents, log cabins, and a dining hall/dormitory. Closer to home is the tabernacle of the interdenominational Southwest Virginia Holiness Association Camp Meeting, erected in 1922 in downtown Salem, Virginia. Technically the Salem example is an enclosed building, but its large windows, ventilated open roof, and floor boards laid with gaps between them ensured a steady flow of cooled air from outside and from a dirt-floored basement. Like the seating of the Hudson Memorial Auditorium, the Salem tabernacle's bench seating has slatted backs and seats for added warm-weather comfort. Most attendants at the Southwest Virginia Holiness Association camp meetings probably lived in Salem and Roanoke or stayed with local families, making on-site lodgings largely unnecessary; although in the later 1920s the meeting constructed a two-story dormitory next to the tabernacle for use by out-of-town participants.²⁴

The Cottage Community that surrounds the Hudson Auditorium and the Grove evokes the camp meeting practice of erecting tents, cabins, and other temporary lodgings around the tabernacle. In fact, photographs from the 1920s show tents in the vicinity of the Grove. When the decision was made to develop more permanent accommodations, the Encampment authorities turned to noted Richmond landscape architect Charles F. Gillette to draw plans for the subdivision of the "Conference Grounds" into house lots. Gillette's 1923 plan (revised in 1926) shows undulating lanes encircling the Grove—less regular than the present loop of Hudson Circle—and cottage lots ascending the hillside to a vantage point overlooking the Shenandoah Valley and Massanutten Mountain. Formal entries to the Grove and Hotel grounds are indicated, as is a "proposed school group" around the Hotel, indicating the continued viability of the school concept of several years before.²⁵

The Massanetta Springs Hotel belongs to a tradition of Virginia springs resort hotels extending back to the early nineteenth century. Springs hotels often attained gargantuan size, with long porches for sitting and promenading and integral dining rooms and ballrooms. The period of springs hotel construction was waning at the beginning of the twentieth century; many hotels fell prey to abandonment or fires at the time. Increased automobile mobility and the growing popularity of seaside resorts are identified as the root causes of the decline of Virginia's inland and mountain springs resorts. Considering the trend, it is interesting that the Massanetta Springs Hotel was built as late as the early 1910s. Its short and rocky history as a springs hotel appears to be a consequence of business misjudgment on the part of J. R. Lupton. Lupton may have had speculative motives, as the school and camp meeting schemes of the years around 1920 would suggest, but his acceptance of an

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annuity rather than a large lump sum payment when he sold the property to Hampden-Sydney suggests otherwise.

The hotel Lupton built was well adapted to its function. The guest rooms on the second, third, and fourth floors of the center section are arranged around a spacious three-story stairwell. The natural ventilating properties of this circulation core, plus the fact that the guest rooms are all "outside rooms, well ventilated and screened" with windows opening to the outside and solid and louvered doors opening to the interior, made the hotel comfortable in an era before air conditioning. Fresh air was also desired for health reasons, and so the provisions for adequate ventilation reinforced the medical benefits ascribed to the spring water. The early twentieth century was a period when the sleeping porch was in vogue in domestic architecture to ward off tuberculosis and other respiratory illnesses. The hotel exterior, with stuccoed upper stories above the ground-level porches, has something of the appearance of the sleeping porches of the era, which were often treated as enclosures above front or rear porches.

Several lines of evidence suggest the Massanetta Springs Hotel was built in stages. One is an illustration that appears with the advertisement Lupton ran in the *Richmond Times Dispatch* before the hotel opened in June 1910. The illustration shows a late Queen Anne, two-story building of domestic character with a hip-and-gable roof and a set-back side wing with a one-story porch. The building is almost identical in overall form to the brick wings at each end of the Hotel, and it also shares the same fenestration pattern—six bays on the forward wing and three bays on the set-back wing. It seems unlikely that Lupton would have found a stock architectural image to illustrate his advertisement that would have matched his building so closely. More likely is the possibility that the illustration was taken from a published source and used by Lupton's builder as a model, or perhaps sketched by the builder or by the architect. For the Hotel to have been built in phases suggests a need for economy, and economy is suggested by the fact that the Hotel as built had room partitions of cheap beaverboard. The Encampment replaced the beaverboard with plaster-and-lath walling as one of its first improvements.²⁶

The center section of the Hotel, presumably built a year or two after the side wings, has a mansard roof that is a late Second Empire stylistic influence. The late mansard roof may be a clue to the architect and builder of the Hotel. The former B.P.O.E. Lodge at 65 E. Market St. in downtown Harrisonburg has a mansard roof that is also late (ca. 1908). The Elks Lodge was apparently built by

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the Harrisonburg architectural and contracting firm Heatwole & Hedrick, comprised of John Samuel Heatwole and a Mr. Hedrick (probably W. C. Hedrick). Heatwole & Hedrick were also the builders of the 1907-08 First Presbyterian Church at 17 Court Square, a church attended by J. R. Lupton and one that later had a close association with Massanetta Springs. Another detail that relates the Hotel's center section and the Elks Lodge is the decorative recesses of the brickwork in the mantels of the former and the facade of the latter.²⁷

The Hotel's mansarded stucco central section and Queen Anne brick wings have an inharmonious appearance that at least one designer later tried to mask. In his 1923 subdivision plan, Charles Gillette shows forward wings added to the two ends of the building, a placement that would have hidden the Queen Anne wings. The proposed wings appear to have front porticos, also an apparent feature of other buildings Gillette sketched in as part of the "school group" around the Hotel. The unknown architect who depicted the proposed ca. 1932 industrial school conversion also shows what appear to be porticos on new buildings. Porticos suggest a shift to Classical Revival or Colonial Revival architecture, a shift that in fact never occurred at Massanetta Springs. The 1929 Fannie Lupton Building was built in a Craftsman-Rustic vein, and the 1955 Lucy Steele Memorial Prayer Room is Gothic Revival. The Colonial Revival style does predominate however at the related Sunnyside retirement home complex that developed on the south side of Massanetta Springs beginning in the 1950s.²⁸

An important figure in the architectural development of Massanetta Springs in the twentieth century was Fred K. Betts. Originally a road builder from New York City, Betts became involved with the Encampment in the 1920s. He may have been the contractor who built the macadamized road from Massanetta Springs to Highway 33, since he built many roads in Rockingham County and Harrisonburg during the era. Betts "supervised the entire construction from the making of the concrete blocks to the completion of the roof" for the 1941-42 kitchen addition, and he also built a swimming pool at the springs (probably the one built in 1936). Betts was also the builder of the 1957-58 Nook, designed by D'Earcy Paul Davis Jr. Another architect and builder active at Massanetta Springs was Joseph Nielsen of Harrisonburg, who built and probably designed the Fannie Lupton Building in 1929, and who built and designed the Hotel Addition built in 1961-62 with assistance from contractor Sam Shrum.²⁹

Fred Betts was also the contractor for Camp Massanetta in 1955-56. Betts started work on the camp

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in the fall of 1955, and by December 30 he had erected the framework for all sixteen cabins—three were erected during the period December 27 to December 30 alone. A report prepared on December 30 or 31, 1955, noted that the walls for the cabins and lodges had been prefabricated, the lumber was available for the washhouses, and "the weatherboarding is on hand, stacked to dry as much as possible. It will be put on the cabins, lodge houses and wash houses in the early spring." Camp Massanetta's architect was W. Glen Wallace of Minneapolis, Minnesota, a graduate of the Columbia University architecture program and a Minneapolis city councilman in the 1940s. According to Sam Shrum, who served on the Encampment Board of Directors at the time, Wallace conceived his designs without much input from the board. A functional detail of note in the Cabins is the sliding partitions. These allowed the cabins to be divided in two when they were rented to family groups during Bible Conferences and other non-camp functions. The Camp Massanetta buildings mix traditional Rustic Style forms and details such as are found in the state and national parks of the 1920s and 1930s, and which are most evident in the conservatively designed Lodges, with modernist influences as progressive as designs published in the architectural journals of the period. Modernism is most apparent in the asymmetrical polygonal profiles of the Cabins.³⁰

Endnotes

1. Cummings, "Taylor's Spring," Wayland, *History of Rockingham County*, 114-115, 266, 394.
2. Stilgoc, *Common Landscape of America*, 231-234; Hamlin, *Benjamin Henry Latrobe*, 319-323.
3. Stilgoe, *Common Landscape of America*, 231-234; Wayland, *History of Rockingham County*, after 394.
4. *Rockingham Register*, January 18, 1872; Cummings, "Taylor's Spring;" "Massanetta Spring Water;" Hudson, *"Massanetta Echoes,"* 74.
5. *Rockingham Register*, January 18, 1872.
6. *Hammond's Edition of the 1885 Atlas of Rockingham County*; Sensabaugh, "Oral History of Massanetta Springs;" Chataigne, *Chataigne's Virginia Business Directory and Gazetteer, 1880-81*, 453; Chataigne, *Chataigne's Virginia Gazette and Classified Business Directory, 1893-94*, 1110, 1117; "The

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Springs;" "Massanetta Water;" "Massanetta Spring Water."

7. "Massanetta Springs;" "History of Massanetta;" "Massanetta Springs, Rockingham County, Virginia;" Rockingham County Deed Book 86, p. 401; Chataigne, *Chataigne's Virginia Business Directory and Gazetteer, 1880-81*, 453; *Times Dispatch*, May 18, 1910; Wayland, *History of Rockingham County*, after 394.

8. "Massanetta Springs, Rockingham County, Virginia."

9. Ibid.

10. Ibid.; Rockingham County Deed Book 93, p. 358; Deed Book 113, p. 178; and Deed Book 114, p. 364; "The Springs."

11. Brinkley, *On This Hill*, 576-577; "Massanetta Springs;" "The Springs;" Hudson, *The Massanetta Echoes*, 68; Rockingham County Deed Book 125, p. 351.

12. Linda Betts Frazier and Sam Shrum personal communication; Hudson, *Adventures of a Dreamer*, 40; Hudson, *The Massanetta Echoes*, 69.

13. "The Springs."

14. Linda Betts Frazier personal communication; Hudson, *The Massanetta Echoes*, 70-72.

15. Hudson, *The Massanetta Echoes*, 70-72; "The Springs;" "Massanetta Springs Summer Bible Conferences."

16. Ca. 1932 plan in Massanetta Springs records.

17. Hudson, *Adventures of a Dreamer*, 44-45; "The Springs."

18. Fred Holbrook personal communication; Hudson, *Adventures of a Dreamer*, 43-44; Hudson, *The Massanetta Echoes*, 69; "The Springs;" Cummings, "Taylor's Spring;" Zephyr Point website.

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19. Cummings, "Massanetta Springs;" Hudson, *Adventures of a Dreamer*, 46; Hudson, *The Massanetta Echoes*, 74, 75; "The Springs."
20. Sam Shrum and Middy Raynal personal communication; Massanetta Springs records.
21. Middy Raynal personal communication; "Camp Massanetta;" "The Springs."
22. Hudson, *Adventures of a Dreamer*, 48-49; Cummings, "Massanetta Springs;" Holbrook and Hubler, "History of Massanetta Springs Camp and Conference Center;" Sensabaugh, "Oral History of Massanetta Springs."
23. Heffelfinger, "Jonesville Methodist Camp Ground;" Pezzoni, "Brush Arbors in the American South."
24. Pezzoni, "Eliada Home;" Pezzoni, "Southwest Virginia Holiness Association Camp Meeting."
25. Gillette, "Conference Grounds, Massanetta Springs."
26. *Times Dispatch*, May 18, 1910; Hudson, *Adventures of a Dreamer*, 39.
27. Pezzoni, "Harrisonburg Downtown Historic District;" Wells and Dalton, *Virginia Architects*, 36, 192.
28. Gillette, "Conference Grounds."
29. Linda Betts Frazier and Sam Shrum personal communication; *The Massanetta Echoes*, 74.
30. Linda Betts Frazier, Toni Miller, Middleton Raynal, and Sam Shrum personal communication; Massanetta Springs records; Minneapolis Photo Collection.

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UTM References (continued)

5. 17 E688240 N4252130

Verbal Boundary Description

The nominated area is portrayed on the 1:200-scale map that accompanies the nomination. One boundary passes fifteen feet north of the north end of the Hotel, parallel to the Hotel's north elevation, passing through a covered walkway that connects the Hotel and the Richardson Building. The boundaries correspond mostly to property lines and to man-made features such as roads and tree lines, which are easily visible on the aerial photograph.

Boundary Justification

The boundaries of the nominated area are drawn so as to encompass the high-integrity historic resources associated with Massanetta Springs. They are also drawn so as to exclude peripheral non-historic or low-integrity resources such as the Richardson Building (altered in the 1960s), the Calvin Auditorium (altered in the 1960s-70s), the New Lodge (2001), and the Cottage Community (some house as early as the 1920s, but most altered in recent decades).

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PHOTOGRAPHS

1. 1. Subject: Massanetta Springs (same for all photos)
 2. Location: Rockingham Co., Va. (same for all photos)
 3. Photographer: J. Daniel Pezzoni (same for all photos)
 4. Photo date: October 2004 (same for all photos)
 5. Original negative archived at the Virginia Department of Historic Resources,
 Richmond, Va. (same for all photos)
 6. Description of view: The Hotel. View looking southwest.
 7. Photograph number appears at beginning of entry (same for all photos)
2. 6. Rear elevation of the Hotel with the Springhouse in foreground. View looking east.
3. 6. Hudson Memorial Auditorium. View looking northwest.
4. 6. Hudson Memorial Auditorium interior.
5. 6. Camp Massanetta: Village B. View looking northwest.
6. 6. Camp Massanetta: Bell Auditorium. View looking west.

25' 00"

Massanutta Springs 4253
 Historic District
 Rockingham Co., Va.
 UTM refs. (zone 17):
 1. E 685540 114252800
 2. E 685760 114252300
 3. E 6859140 114252116
 4. E 685940 114252060
 5. E 6859200 114252130
 Harrisonburg, Va. 4252

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